

04 SEP 14 PM 3:21



MTZ - 66806 MS

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State of Oregon, County of Klamath
Recorded 09/14/04 3:21 p m
Vol M04 Pg 61322
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

After recording return to:

Michael J. Riley

14130 Matney Road

Klamath Falls, OR 97603

Until a change is requested all
tax statements shall be sent to
The following address:

Michael J. Riley

14130 Matney Road

Klamath Falls, OR 97603

Escrow No. MT66206-MS

STATUTORY WARRANTY DEED

Darrel W. Mitchell and Kelly A. Mitchell, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Michael J. Riley and Sarah E. Whitis, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Parcel 1 of Minor Land Partition 7-90 located in the SE1/4 of Section 12, Township 40 South, Range 9 East, Willamette Meridian and in the SE1/4 of the SW1/4 of Section 7, Township 40 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, as filed in the office of the Klamath County Clerk.

Being also known as the NE1/4 SE1/4 and that portion of the NW1/4 SE1/4 lying East of the canal in Section 12, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, **EXCEPTING THEREFROM** that portion lying within the railroad right of way.

Tax Account No: 4009-01200-01000-000

Key No: 93589

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$80,000.00**.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

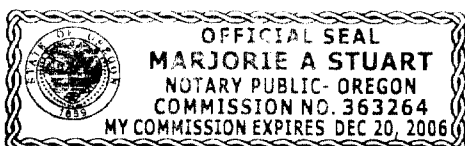
Dated this 10 day of Sept., 2004.

[Signature]
Darrel W. Mitchell

[Signature]
Kelly A. Mitchell

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9-10, 2004 by Darrel W. Mitchell and Kelly A. Mitchell.



[Signature]
(Notary Public for Oregon)

My commission expires 12/20/06

2/10 am